

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
February 16, 2017

The meeting was called to order at 7:00pm

Roll call: Hedwig Kaufman Dennis Staelgraeve Paul Thoma
Hillary Schmitz Ignazio Cuccia Robert Thoma

Excused: Steve Hyder

Also present: Mark Mathe, Mannik & Smith Group, Township Engineer Representative
Barry Buschmann, Mannik & Smith Group, Township Engineer Representative
Chris D. Khorey, McKenna Associates, Township Planning Consultant
James Jacobs/James Jacobs Architects PLLC/Masserant Group LLC
Richard Blasey, /Bergman Associates/ Pacifica Companies

7 Interested persons were present

A quorum being present, Chairman Ignazio Cuccia called the meeting to order at 7:00 p.m. This meeting was held under the Open Meetings Act.

Item No. 1 Agenda Approval.

Motion

Moved By: Dennis Staelgraeve Supported By: Robert Thoma

A motion was made to approve the agenda as presented. MUC

Item No.2 Minutes of January 19, 2017

Motion

Moved By: Hedwig Kaufman Supported By:

A motion was made to approve the minutes for the January 18, 2017 meeting as presented with minor corrections discussed to pages 5 and 8.

MUC

Item No. 3 2016 Annual Report to the Board, Draft Mckenna.

Under discussion:

Memorandum, Frenchtown Charter Township Board, 2016 Annual Report Draft, dated February 9, 2017

Christopher Khorey presented to the Commission members.

Commission discussed.

No further comments.

Motion

Moved By: Hedwig Kaufman

Supported By: Robert Thoma

A motion was made to approve the 2016 Annual Report and to forward to the Township Board.

MUC

Item No. 4 Tentative and Final Site Plan Review –James Jacobs Architects PLLC/Masserant Group LLC- 6398 N Dixie- Parcel ID# 532-038-10, Construction of an Essential Service Storage Facility in an A Agricultural District.

James Jacobs, Jacobs Architects PLLC presented for Masserant Group LLC.

Mr. Jacobs stated that a variance was obtained from the ZBA for the parking area to be approved as gravel. Any concerns with the Special Use have also been addressed.

Commission discussed landscaping choices.

A tulip poplar tree was suggested by Mrs. Kaufman

Chris Khorey went over the Planner's report dated February 9, 2017. The applicant has addressed concerns from the report. Mr. Khorey stated that at this time he had no objection to granting Tentative approval and Final approval.

Mr. Jacobs clarified that the variance granted by the ZBA pertains to the current use granted and if there are any changes to this use the applicant is aware that they would have to come back to the Planning Commission for review and approval.

Mark Mathe gave the Engineer's report dated February 9, 2017. Mr. Mathe wanted to draw the Commission's attention to the comments of the Drain Commissioner's Office along with their approval for this project. Mr. Mathe stated that the Engineer has no objections to the Planning Commission granting approval of the Final Site Plan, subject to the applicant addressing all the comments provided and incorporating those changes into a revised final site plan document to be submitted for review and approval by the Township Engineer and or Planner.

Motion

Moved By: Hillary Schmitz

Supported By: Paul Thoma

To accept and place on file the following correspondence:

- Chris D. Khorey, McKenna Associates, dated February 9, 2017
- Mark Mathe, Mannik & Smith Group of Michigan dated February 9, 2017
- Submittal Documents

MUC

Motion

Moved By: Hedwig Kaufman

Supported By: Paul Thoma

A motion was made to grant Tentative and Final Site Plan approval based on the applicant’s compliance with the Township Planner’s and Engineer’s reports along with the applicant taking into consideration the recommended tree species.

MUC

Roll Call: Cuccia- yes, Staelgraeve-yes, P. Thoma-yes, R. Thoma-yes, Kaufman-yes, Schmitz-yes

6-Yes votes, 0 -No votes

Item No. 5 Public Hearing-Proposed Rezoning- Pacifica Companies- Located at 2346 N Telegraph, Monroe MI 48162- Parcel ID# 079-003-00, from LM- Light Manufacturing to C-2 General Commercial.

Motion

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

To accept and place on file the following correspondence:

- Chris D. Khorey, McKenna Associates, dated February 9, 2017
- Mark Mathe, Mannik & Smith Group of Michigan dated January 30, 2017
- Submittal Documents
- Legal Notice, Monroe Evening News, February 1, 2017

MUC

Mrs. Kaufman wanted to bring to the applicant’s attention that the first page of their submittal documents listed the incorrect parcel ID# for the site.

Secretary Hillary Schmitz read the legal notice published in the Monroe Evening News on February 1, 2017 regarding Proposed Rezoning, Pacifica Companies. 41 property owners were notified.

Motion

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

To accept and place on file the Affidavit of Mailing for the properties as notified.

Richard Blasey, Bergmann Associates, Pacifica Companies, presented the proposed rezoning to the Commission.

Commission asked for clarification as to the location and if there were plans for the existing creek on the site.

Chris Khorey went over the Planner's report dated February 9, 2017. Physical limitations to the property have been noted in the review documents. Mr. Khorey pointed out the previous rezoning of the neighboring property that went before the Planning Commission which the Planning Commission had approved within the last year. Mr. Khorey discussed some of the items as listed on his report. Mr. Khorey recommended that the Planning Commission recommend the approval of a rezoning to the Township Board.

Mark Mathe gave the Engineer's report dated January 30, 2017. The drain on the south side as well as the guard rail and turning lane on Telegraph Road might cause some access issues to the property however based on the comments as listed in the Engineer's report and the Planner's comments the Township Engineer has no issues with the Planning Commission recommending approval of the rezoning to the Township Board.

Commission members reviewed and discussed information as presented.

Motion

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

A motion was made to open the Public Hearing at 7:22 p.m.

MUC

Jack Cosby, previous owner of 2346 N. Telegraph, approached the Commission to ask what the current owners were proposing to build on this site.

Commission clarified that for a rezoning the applicant is not required to report what the intended development will be.

Mr. Khorey offered Mr. Cosby a list of what developments may be proposed as listed in the Frenchtown Charter Township Zoning Ordinance for a C-2 Commercial district zoned property.

No further comments from the public.

Motion

Moved By: Dennis Staelgraeve

Supported By: Hillary Schmitz

A motion was made to close the public Hearing at 7:26p.m.

MUC

Motion

Moved By: Dennis Staelgraeve

Supported By: Robert Thoma

A motion was made to recommend the Rezoning to the Township Board of 2346 N Telegraph, Monroe MI 48162- Parcel ID# 079-003-00, from LM- Light Manufacturing to C-2 General Commercial.

Roll Call: Cuccia- yes, Staelgraeve-yes, P. Thoma-yes, R. Thoma-yes, Kaufman-yes, Schmitz-yes

6-Yes votes, 0 -No votes

MUC

Item No. 6 Administrative Reviews Update/Chairperson

Ignazio Cuccia provided an update to the Planning Commission on the Mini Committee and Special Meetings he has attended since the last Planning Commission meeting.

- Mini Committee Meetings: Nothing new to report
- ZBA Meetings: Masserant Group LLC regarding Parcel # 532-038-10 which is located at 6398 N. Dixie Hwy Newport, MI 48166

Zoning Ordinance Committee Update: First meeting occurred February 15, 2017. The next meeting will be held on March 22, 2017.

Item No. 7 Old Business.

- Toll Road Substation-Request for extension

Commission discussed the request for an extension for the Site Plan approved last year.

Motion

Moved By: Robert Thoma

Supported By: Paul Thoma

A motion was made to grant an extension of the previously approved site plan approval until December 31, 2017 as requested for the Toll Road Substation development on Parcel 07-047-300-01 and 529-015-00.

MUC

Item No. 8 New Business.

Barry Buschmann: Pump station and waste water processing located near the proposed Promedica development, update and plans to address overflow concerns that will have an effect on any further potential development for this area. The Waste Water Treatment Plant and the City of Monroe have performed a quick study to address the potential issues. An EQ basin to hold overflow from the pump station is being considered. Review of the capacity and processing issues along with Promedica's effect and or participation are ongoing.

Commission discussed the matter.

Commission discussed the Frenchtown Charter Township existing Ordinance as it pertains to driveway requirements and the amount of cases that come before the Zoning Board of Appeals because of the requirements.

A review of driveway and paving requirements will occur during one of the ongoing Zoning Ordinance Committee meetings that meet monthly.

Item No. 9 Adjournment.

Motion

Moved By: Hillary Schmitz

Supported By: Hedwig Kaufman

A motion was made to adjourn the meeting at 7:45 p.m.

MUC